

Section 1000.00 SIGNS

Section 1000.01 Purpose

The purpose of this Section is to provide for the regulation of type, location, illumination and size of signs in each district and to achieve, among others, the following objectives:

- A. To maintain the residential character of the residential district by permitting only nameplates and signs relating to development, rental or sale of properties in such districts.
- B. To establish reasonable control on the use of signs in the business and light industrial districts so as to promote a harmonious appearance and safe environment.
- C. To provide for the safety of pedestrians and the motoring public through elimination of any conflict between advertising and traffic control signs.

Section 1000.02 Limitation of These Regulations

The provisions of this section shall not amend or in any way interfere with other codes, rules or regulations governing traffic signs within the Township. The display of official public notices, and the flag, emblems or insignia of an official government body shall not be governed by the provisions of these regulations.

Section 1000.03 Measurement Standards

The sign height shall be measured from the average ground elevation between the sign supports or base of a freestanding sign to the highest point of the sign structure. The maximum square foot area of a sign shall include the entire surface visible from a public way from any one direction. Signs shall be measured as the area enclosed by one rectangle, the sides of which make contact with the extreme points or edges of the sign, excluding the supporting structure if such structure does not form a part of the advertisement of the sign proper. The area of a wall sign shall be the smallest rectangle which encloses all of the material affixed to, or incorporated in, the building wall.

Section 1000.04 General Regulation of Signs

All signs in all districts are subject to the following regulations:

- A. No sign shall be erected closer than one hundred (100) feet to any intersection centerline with the exception of those signs incidental to the legal process and necessary to the public welfare or those signs attached to a building or approved structure.
- B. All signs erected within two hundred (200) feet of any intersection centerline must be erected so as not to obstruct traffic sight lines at street intersections.

- C. No sign shall be located in a public right-of-way with the exception of those residential nameplates that are attached to a mailbox or its supporting structure.
- D. Signs visible from a street or highway shall not contain symbols or lights which may resemble highway traffic or directional signals.
- E. Signs which are illuminated, other than neon, shall use indirect lighting only. The source of light shall not be visible from the street and no flashing, revolving or intermittent illumination shall be employed.
- F. Light sources to illuminate signs shall be shielded from all adjacent residential buildings and streets and shall not be of such brightness as to cause reasonable objection from adjacent residential districts.
- G. All signs and sign structures shall be maintained in a safe condition so as not to pose a hazard to passing pedestrians or motorists.
- H. No advertising signs shall be erected or maintained on trees or utility poles or painted or drawn on rocks or other natural features in a public right-of-way.
- I. Portable signs, illuminated or non-illuminated, are not permitted in any district.

Section 1000.05 Signs in Residential Districts

Only the following types, sizes, and locations of signs shall be permitted in the residential districts:

- A. One nameplate, in addition to mailbox identification, indicating the occupant's name and house number, not exceeding five (5) square feet in area, may be located on any building or lot, but not less than five feet (5') from any side lot line and outside the street right-of-way line, except where the nameplate is part of the mailbox or its supporting structure.
- B. One (1) non-illuminated real estate sign advertising the sale, rental or lease of the premises on which the sign is displayed shall be permitted. For large lots one (1) non-illuminated real estate sign advertising the sale, rental or lease of the premises on which the sign is located shall be permitted for each one hundred seventy five (175) feet of road frontage. In both cases, the sign(s) shall not exceed eight (8) square feet in area nor be placed less than one hundred seventy five (175) feet apart, and shall be located outside the road right-of-way.
- C. Signs incidental to the legal process and necessary for the public welfare and safety.
- D. Property Use Control signs, visible from the road, not exceeding one (1) square foot in area, shall be permitted for each two hundred feet (200') of road frontage or fraction thereof, not to exceed a total of two (2) square feet. The signs shall be located outside the road right-of-way line. (Example: "No Trespassing", "No Hunting", etc.)
- E. Each real estate subdivision may have one (1) non-illuminated project sign, not exceeding thirty-two (32) square feet in area, provided such sign is located not less than one hundred

(100) feet from any occupied residence and not less than thirty (30) feet from the nearest road right-of-way line. Project signs may only be displayed during active selling of lots or while the subdivision is under construction. Permits for such signs shall be for a period not exceeding one (1) year, however, such permits may be renewed while construction is pursued diligently. Project signs shall be removed within thirty (30) days after the sale of the last parcel of land or the abandonment of the subdivision.

- F. One (1) ground sign with a surface area not exceeding sixteen (16) square feet and eight (feet) in height which identifies the use of the premises for each of the following types of conditionally permitted uses in the Residential Districts:
 - 1. Cemetery
 - 2. Church and other places of religious worship
 - 3. Private or governmentally owed and/or operated park, playground, golf course, and riding academy
 - 4. Institutions for medical care, hospitals, clinics, convalescent homes, philanthropic institutions, child care centers, educational institutions, funeral homes and mortuaries
 - 5. Governmentally owned and/or operated buildings or facilities
- G. No advertising sign, except in direct relation to the use of the premises, shall be permitted on the premises.
- H. One (1) non-illuminated advertising sign, no larger than two (2) square feet, is allowed for home-based businesses.

Section 1000.06 Signs in Commercial Districts

- A. Only the following use type signs are permitted:
 - 1. Business signs directing attention to the business establishments on the premises
 - 2. Professional nameplates and identification signs
 - 3. Real estate and project signs of a temporary nature
 - 4. No advertising sign, except in direct relation to the use of the premises, shall be permitted on the premises
- B. Only the following structural type signs are permitted:
 - 1. Wall or single faced sign: A business sign integral with the exterior face of an exterior wall of a building, or attached to the wall and parallel with the wall, and projecting not more than twelve (12) inches.
 - 2. Window sign: A sign painted, attached or affixed to the surface of windows or doors of a building.
 - 3. Ground signs: A free standing sign, permanently installed in the ground with a surface area not exceeding twenty (20) square feet and eight (8) feet in height, built low to the

ground so that no more than three (3) feet of open space exists between the bottom of the sign and the surrounding grade.

4. Multiple business grouping ground signs: For integrated groupings of businesses, a larger sign may be permitted. This sign shall not exceed eight (8) feet in height and thirty-two (32) square feet in area. The lettering of individual business names on the sign shall be no less than three (3) inches in height.
 5. Pole signs: The erection of pole signs is not permitted.
- C. Signs not attached to a wall or affixed to windows or doors of a building shall have the following limitations:
1. Such signs shall be outside the street right-of-way, at least fifty (50) feet back from any adjoining Residential District, and at least twenty (20) feet from either side lot line.
 2. No more than one (1) ground sign, not exceeding eight (8) feet in height, shall be permitted per lot or site regardless of the number of activities or businesses existing on that lot or site.
 3. No more than one (1) ground sign identifying a complex of two (2) or more businesses shall be permitted.
- D. Wall signs shall have the following limitations:
1. No wall sign shall cover more than 24" of vertical wall space. In width, no wall sign shall exceed 80% of the width of that portion of the building that is being identified, advertised or occupied. 20% of the building width is to remain open and unoccupied with at least 10% on either end. The sign shall be on the front of the building.
 2. Buildings facing more than one (1) right-of-way may have one (1) wall sign facing each right-of-way. Wall sign sizes shall be determined by Section 1000.07.D.1.
 3. Wall signs shall not extend above the roof peak.
- E. Temporary signs shall have the following limitations:
1. Temporary project signs shall not exceed thirty-two (32) square feet in area.
 2. The following supplemental regulations shall apply to the temporary project signs:
 - a. Only one (1) temporary project sign shall be permitted on the lot occupied by the building or use being promoted or if announcing a proposed building or a building under construction.
 - b. Such project sign shall be located not less than two hundred (200) feet from the nearest residential lot line and outside the street right-of-way line.
 - c. Permits for such signs shall be for a period not exceeding one (1) year. However, such permits may be renewed while construction is pursued diligently.

- d. Project signs shall be removed within fourteen (14) days of the commencement of the intended use.
3. Other temporary signs announcing sales, new products or special business events may be permitted in addition to the maximum gross area of a permanent business sign and may be inside windows and doors and on the exterior of the building, provided the total square footage of all temporary signs does not exceed twenty percent (20%) of the maximum area of permanent signs permitted for each business establishment.

Section 1000.07 Signs in Light Restricted Manufacturing or Industrial Districts

- A. Only the following use type signs are permitted:
 1. Service, industrial, nameplates, and identification signs
 2. Real estate and temporary project signs
 3. No advertising signs, except in the direct relation to the use of the premises shall be permitted on the premises
- B. Only the following structural type signs are permitted. (see Section 1000.7.B for definitions)
 1. Wall or single face signs
 2. Window signs
 3. Ground signs, multiple grouping ground signs
- C. Signs not attached to a wall or affixed to windows or doors of a building, shall have the following limitations:
 1. Such signs shall be at least thirty-five (35) feet back from the street right-of-way.
 2. Such signs shall be at least one hundred (100) feet from adjoining Residential Districts and at least twenty (20) feet from either side lot line.
 3. No more than one (1) ground sign, not exceeding eight (8) feet in height and thirty-two (32) square feet in area, shall be permitted per lot or site regardless of the number of activities or businesses existing on that lot or site.
 4. No more than one (1) ground sign identifying a complex of two (2) or more businesses shall be permitted.
- D. Wall signs shall have the following limitations:
 1. Wall signs shall be the smaller of seventy-five (75) square feet or 15% of the area of the surface of the building on which the sign is located.

2. Only one such wall sign per building is permitted, except that multiple tenant buildings may have one such sign per tenant. In this case, the total area of all such signs shall not exceed 1.5 times that allowed for a single tenant of the same building.
 3. Wall signs shall not extend above the roof peak.
 4. Buildings facing more than one (1) right-of-way may have one (1) wall sign facing each right-of-way. The wall sign size shall be determined by Section 1000.08.D.1.
- E. Temporary signs shall have the following limitations:
1. Temporary signs shall not exceed thirty- two (32) square feet in total area.
 2. The following supplemental regulations shall apply to temporary project signs:
 - a. Only one (1) temporary project sign shall be permitted on the lot which is occupied by the building or use being promoted or if announcing a proposed building or a buildings under construction.
 - b. Such project signs shall be located not less than two hundred (200) feet from the nearest Residential lot line and outside the street right-of-way line.
 - c. Permits for such signs shall be for a period of one (1) year. However, such permits may be renewed while construction is pursued diligently.
 - d. Project signs shall be removed within fourteen (14) days of the commencement of the intended use.

Section 1000.08 Signs Excluded from These Regulations

The following signs are hereby designated as “exempt signs” and as such, are subject only to the regulations contained in this section.

- A. Political signs, provided that such signs shall not be placed on or over any public property or any public right-of-way and shall not constitute a safety hazard to pedestrian or vehicular traffic.
- B. Signs used for safety purposes relative to the repair and maintenance of streets, sidewalks or utilities in a public right-of-way.
- C. Signs, public notices and historical markers erected or required by governmental bodies or authorized for a public purpose by any law, statute or ordinance.
- D. Religious or other holiday lights and decorations containing no commercial message when displayed during the appropriate time of year.
- E. Governmental flags. Such flags shall not be flown from a pole that is more than forty (40) feet in height.

- F. Address numbers not to exceed two (2) square feet in area.
- G. Nameplates not to exceed two (2) square feet in area.
- H. Memorial signs, tablets, plaques, building markers or cornerstones not to exceed six (6) square feet in area and that are permanently affixed to the building or premises.
- I. Parking control signs and fire lane signs intended to prohibit or impose conditions upon parking pursuant to State Law not to exceed four (4) square feet.

Section 1000.09 Non-Conforming Signs

A sign conforming to the regulations prevailing on the effective date of the Zoning Code, but which does not conform to the regulations of this or a subsequent amendment shall be construed as a legal non-conforming sign. Non-conforming signs may be maintained provided structural parts are repaired or restored to a safe condition, if required.

Section 1000.10 Permits

- A. A permit shall be required, except for signs referenced in Section 1000.08, to erect or place a new sign or to relocate, alter or illuminate a previously non-illuminated sign according to the following schedule:
 - 1. Residential Districts (Section 1000.05): If the sign exceeds five (5) square feet in area.
 - 2. Commercial Districts (Section 1000.06): All outdoor signs require permits. A permit shall not be required for placing permanent or temporary signs on the surface of windows or glass in doors, however, such signs may be ordered to be removed if the maximum gross area permitted is exceeded.
- B. Each application shall be accompanied by drawings or sketches to scale showing:
 - 1. The design and layout proposed, including the dimensions, total area and character of the sign.
 - 2. The method of illumination, if any.
 - 3. The exact location of the sign in relation to the building and property.

